THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $84,500.00 Affiant Subscribed and sworn to before me, this _____ day of March 2015. Notary Public My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2016

BILL GARRETT, Davidson County
Trans:T20150021905 DEEDWARR
Recvd: 03/25/15 15:19 2 pgs
Fees:13.00 Taxes:312.65

20150325-0025794

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael & Belle Kersh 1318 Bell Grimes Ln Nashville, TN 37207	New Owner	Tax Parcel ID No. 162-13-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES ALAN OWEN, DIVORCED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL KERSH AND BELLE KERSH, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled Section Two-A, Monte Carlo, of record in Plat Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 67 fronts 44.51 feet on the northerly margin of Vickey Court and extends back 150.87 feet on the easterly line and 104.71 feet on the southwesterly line to a broken line in the rear, measuring 173.14 feet thereon.

Being the same property conveyed to James Alan Owen and wife, Melissa P. Owen, by deed from Glenn J. Gorman and wife, Kristin R. Gorman, of record in Book 9887, page 862, dated December 8, 1995, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20010823-0091186, said Register's Office, and quitclaim deed of Record in Instrument No20150325-0025793 said Registers office.

This is improved property commonly known as: **120 Vickey Court, Nashville, TN 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of March, 2015.

JAMES ALAN OWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JAMES ALAN OWEN**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor(s) and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of March, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015